



Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason detailed below) the holding deposit will be repaid in full within 7 days.

The holding deposit does not need to be repaid in full if the tenant:

- Changes their mind
- Fails the ‘right to rent’ checks
- Has provided false or misleading information
- Despite Stanbra Powell's best efforts, the tenant fails to provide required information within 15 days.

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£1500.00
Deposit	£1600.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: E **LOCAL AUTHORITY:** Cherwell District Council

Important—Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stanbra Powell have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floor plants supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the Letting.



Daymer Cottage

The Ridgeway

Bloxham

Oxon, OX15 4NF

£1500 pcm - Available 22nd January



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



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A very well presented four bedroom cottage

Entrance Hall | Living Area | Downstairs W.C | Kitchen | Conservatory Area | Dining Area | Four Bedrooms | Bathroom | Rear Garden | Off Road Parking | Garage to rear

Located to the west of Banbury in the sought after village of Bloxham, a very well presented four bedroom cottage

UPVC double glazed front door leading to:

Entrance Hall: Neutrally decorated throughout. Wooden laminate flooring throughout. Wooden door leading to:

Living Area: Double glazed windows to front and rear aspects. Stone mantle piece and hearth. Smoke alarm to ceiling. Wooden door leading to:

W.C: Wash hand basin. Low level W.C. Mirror to wall. Double glazed window to rear aspect. Extractor fan to ceiling. Wooden door leading to:

Kitchen: Wooden effect vinyl flooring. Neutrally decorated. A range of light wooden wall and base units. Marble effect worktop. Stainless steel sink unit. Tile work surround. Electric cooker and hob. Space for washing machine. Space for fridge/freezer. Double glazed rear door leading to:

Small Conservatory Area: Wooden effect vinyl flooring throughout. Double glazed windows overlooking rear garden. Archway from kitchen into:

Dining Area: Wooden laminate flooring throughout. Double glazed window to front aspect. Cupboard under stairs.

Stairs leading to First Floor: Neutrally decorated throughout.

First Floor Landing: Smoke alarm to ceiling. Storage cupboard with two tier shelving inside. Wooden door leading to:

Bathroom: Wooden effect vinyl flooring. Wash hand basin. Low level W.C. Bath with shower over. Tile work surround. Double glazed windows to rear aspect. Shaver socket. Heated towel rail to wall. Wooden door leading to:

Bedroom Three: Double glazed windows to rear aspect. Wooden door leading to:

Bedroom Two: Double glazed windows to front aspect. Wooden door leading to :

Master Bedroom: Double glazed window to front aspect. Wooden door leading to:

Bedroom Four: Double glazed windows to rear aspect.

Rear Garden: Area laid to lawn. Small area of border. Area laid to patio. Area laid to shingle. Gates leading to garage access.

